

Minutes
Citizens Oversight Committee
December 6, 2022
District Office Board Room
5:30 pm

Present: Bob Archer, Steve Spencer, Paul Chamberlin, Marlene Gillis, Candy Posey, Sean Johnson, Deena Loughary, Tara Townley, Bill Masei, Lee Schlenker, Gary Suderman, Tami Montague, Glen Miller – Tommy White and Clara Woolsey joined by Zoom

1. Welcome

Jerry Boudreaux, Chair, is out of town. Glen Miller is running meeting

2. Approval of Minutes

Motion to approve minutes from October 19, 2022 meeting, motion seconded, motion carried.

3. Project /Design Update – Soderstrom

LMS Vestibule – Before school students will be free to flow but after school starts the inner doors will be shut and locked. All guests will stop and check in to confirm that they need to be there. Staff will be able to push a button that will unlock one set of the doors so that the guest can enter the school. New design brings reception to the front with new windows so that they can see who is coming and going. The principal and admins have been moved to the front and the current office space is repurposed current office space to a “student services” type space, counseling and more student focused. There is no nurse’s office or space but there is an isolation room, the idea is that if there is a sick kid waiting to be picked up, they can hang out in there until they leave. Looking at renovating the existing restrooms to make them more accessible. We need to look into changing the culture of people propping open doors, it’s not just adults, it’s kids too. Options to stop this are door contacts, if a door is left open, someone or the front office will be notified. All doors with readers will be programmable but most likely not every door will have a reader. Card readers provide a record. Substitute badges can be programmed for however many days as needed, the same for gym access and they won’t have access to the rest of the building. Need to talk to site specific administrators to make sure that we have the right mix of sizes and configurations and then we continue to develop design drawings.

High School Vestibule – Similar strategy and construction but instead of new construction it will be on the inside of the building. Existing exterior doors will remain, new doors will be added inside. At the beginning of the school day all doors will be open to students but once school begins, all inner doors will lock. Will be adding a transaction window, staff will be able to open doors with a push button, visitors can check in and one set of doors will unlock remotely. The goal is not to have the office staff as the first line of defense by not allowing a potentially upset person go into the office, the idea is to have the window there to have staff in a safer environment. The current “window” and fixed furniture layout is not aligned with the new design, we will need to talk about how to shift the front desk layout to accommodate the new secure layout. Current door into office opens the wrong way and will need to be replaced, there will be a new entry door and window, the actual design is being worked on. Bullet proof glass and bollards are options but haven’t been discussed yet. We don’t want it to look like a prison, it still will look like a nice entry and security is the priority. Doors will be left open during Theatre performances but can add a way to buzz people in if necessary. Steve Spencer – the school is open even to the public on those evenings, we are not protecting kids as it is during the day. Athletic Entrance security hasn’t really been discussed but it would most likely be unlocked in the am and locked after a certain time. It will most likely just be a door that is locked. Will most likely be adding a button or phone with camera for entry.

CTE – The entrance will be kept in the same place. The building will be divided into four main quadrants – Health Occupations/Nursing, District Tech Hub “Computer Lab”, Culinary/Dining Classroom with an overhead garage door to create one large space as needed. District storage, freezer, mechanical and electrical located next to culinary. Flex lab will be located on the south side of the building, wanting an open space that can adjust to a lot of things. Keeping the footprint of the building and changing as little as possible to keep within budget. Idea is to create a shell that is modern and can be used for many years in the future for flexible options. CTE building is clear span, none of the interior walls are load bearing, there is some issue with sheer once it gets put back in, interior walls can be taken out and just have column grid and glue lam beams.

LMS Gym – Doing test fitting to make sure that we can get it on the site in the configuration that we want, potentially get a fire lane around the back side of it and not impact the track.

Not a lot of update for Morrison or Lyle vestibules.

4.0 CMGC/Overview of Emerick Construction

Seven contractors showed up to the Pre Bid meeting, three proposals were turned in – Gerding, Woodburn Construction and Emerick Construction.

Upon setting up interviews Woodburn Construction backed out due to getting multiple larger jobs and Gerding couldn't provide a superintendent to run the project, the Superintendent that they proposed for the project is retiring. We made the decision to not tell Emerick, went through the process and the committee agreed to hire them as the sole CM/GC contractor. They interviewed very well and have done a ton of seismic and school work in the past.

5.0 Project Timelines

Need to make sure that we aren't rushing into decisions and trying to do too much this coming summer. Main time crunch is Seismic at DHS Gym, it has to be done this summer. It has a huge impact on the operation of the facility. Once we reach 100% DD with Soderstrom we will start to talk to the city and getting an accurate cost estimate. The main scopes this summer are –

- Seismic at DHS
- Plumbing at LMS which will also include other projects since the ceilings will already be open
- Roofing at LMS, Lyle and DHS
- Late summer start on vestibules at LMS and DHS

Safety in the schools is a priority, we owe it to the community who passed the Bond to get started. Some projects will need to be done when buildings are not occupied such as Seismic. Some long lead items, such as windows and doors, will need to be installed as they arrive. We need to ensure that we are communicating with the community and being as transparent as possible if there are delays for any reason. We need to get the web page going and public communications out, we can be transparent without going into too much detail.

6.0 Other Business

Financial – Paul Chamberlin – HMK

- Total Bond Proceeds - \$28 million
- District Sale - \$12.765 million
- Yet to be Sold - \$15.235 million – not available but district can sell at any time to make available.
- Bonds initially sold for more than we thought so an additional \$4.14 million from the sale of the Bonds.

- Received an additional matching \$4 million grant from the state
- Seismic grant for the high school all has to be spent on seismic upgrades.
- Construction Contingency for the District to use during construction for unforeseen conditions such as changes required by authorities (city, county), errors/omissions on drawings (mistake on plans), owner changes (District makes changes during construction), anything unknown
- Soft Costs – costs to get project going, usually around 30%. Legal fees, contract reviews/Bond council specific to the sale of the Bonds. Bond insurance costs, project management – HMK Reimbursable Expenses, HMK reimbursable Design Fees
- Hazardous Material Consultants – expecting a lot of asbestos. Testing, mitigation
- Building Envelope Consultant – windows/doors, review every window and door, ensure seals, concrete testing
- Distribution – Plans and signage for distribution
- Legal advertisements – because it’s a public project we must advertise in the local paper
- Furniture/fixtures – very low, criminal background checks – every person on the project
- System Development charges – City required

7.0 Discussion of Next Meeting

7.1 Bimonthly? – The first Tuesday of February was agreed on

7.2 Next meeting February 7, 2023, 5:30 pm Board Room – District Office

8.0 Public Input

9.0 Motion to Adjourn

Committee Chair Jerry Boudreaux

Date

Committee Secretary Natalie Castillo

Date